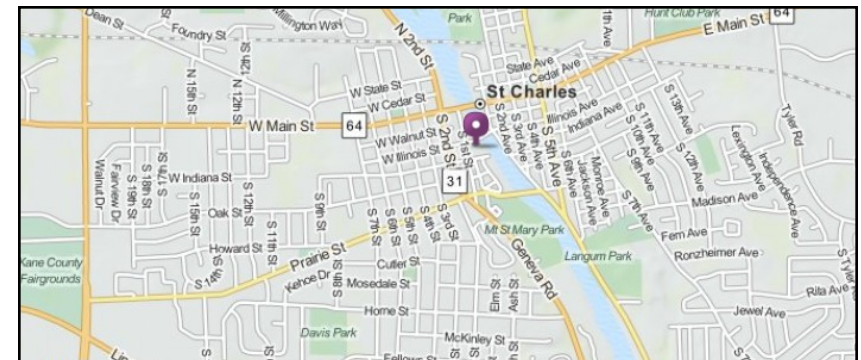


1 West Illinois Ave., St. Charles, IL 60174



Area	Population	Average HH Income
1 Mile	10,754	\$ 93,848
3 Mile	57,187	\$ 108,306
5 Mile	75,418	\$ 112,128

- ◆ **1,630—5,417 SF Available**
- ◆ **Built out Restaurant space with patio for prime riverfront dining.**
- ◆ **Great end cap retail space with hardwood floors and large windows**
- ◆ **Prime downtown St. Charles location on the river and pedestrian/bike path**
- ◆ **Ample Parking**
- ◆ **Join downtown St. Charles shopping, dining, entertainment and Festivals**
- ◆ **Zoned: CBD-1—Central Business**



**For more information please contact:**

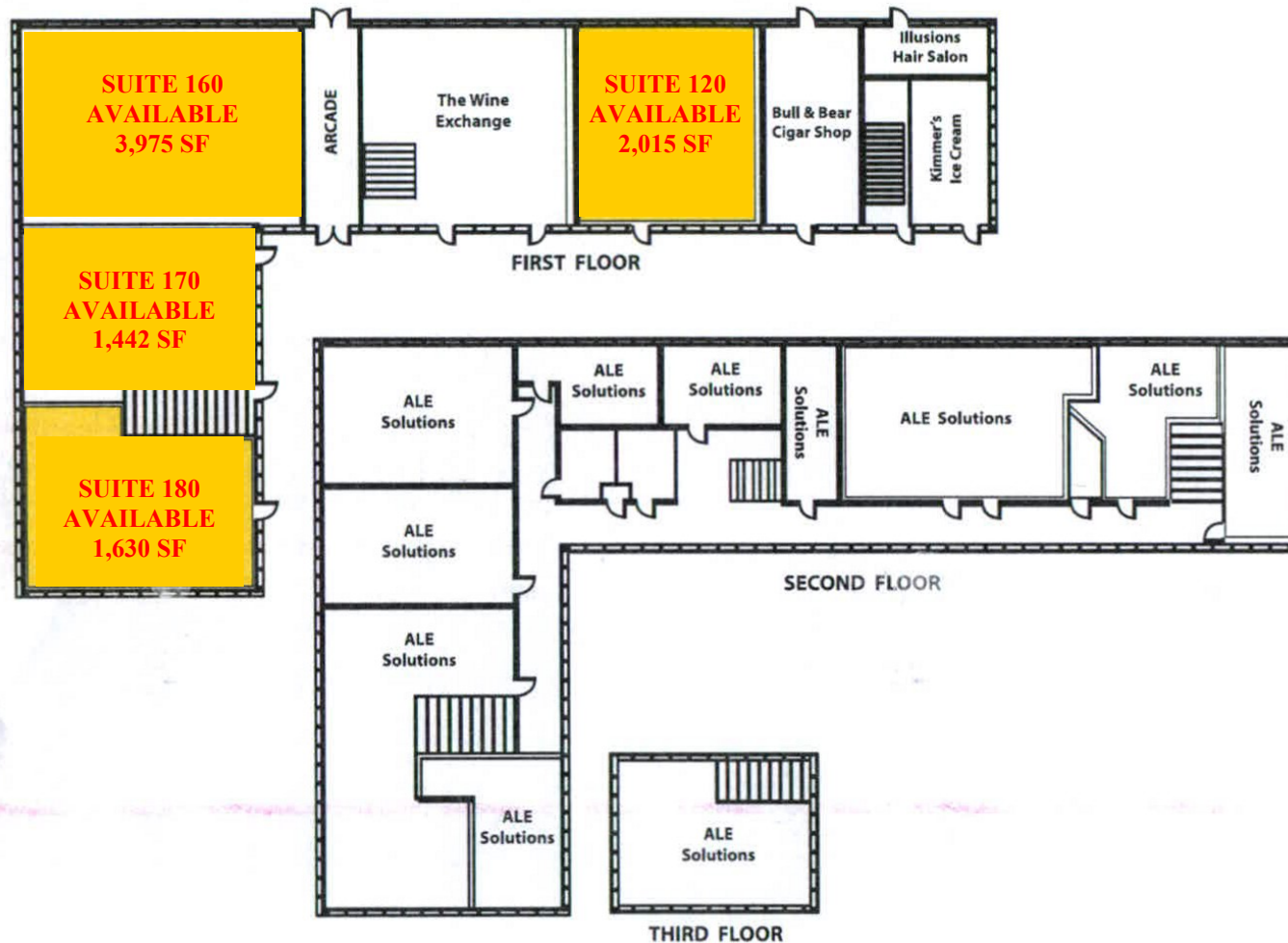
**Ann Dvorak or Joel Erickson 630.513.0173 or visit [www.murraycommercial.com](http://www.murraycommercial.com)**

# FOR LEASE—RETAIL

1 West Illinois Street , St. Charles, IL



Real Estate Brokerage &  
Asset Management



## SPACE AVAILABLE FIRST FLOOR

UNIT	TENANT	SQ FT
100	Kimmers Ice Cream	1,040
105	Illusions Hair Salon	740
110	Bull & Bear Cigars	1,400
120	AVAILABLE	2,015
130	The Wine Exchange	1,100
140	The Wine Exchange	1,286
160	AVAILABLE	3,975
170	AVAILABLE	1,442
180	AVAILABLE	1,630

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